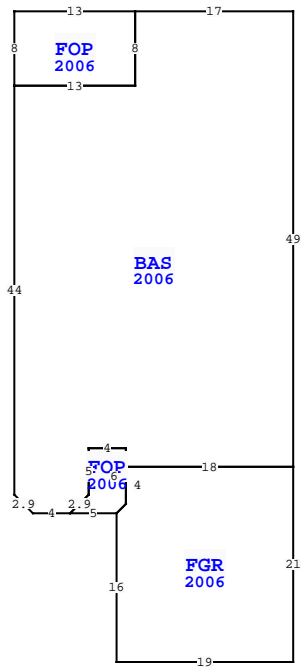


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level	04		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	2006	1,394	145,982
FGR	395	55	2006	217	22,725
FOP	30	30	2006	9	942
FOP	104	30	2006	31	3,246
TOTALS	1,923			1,651	172,896

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2024	114.45	188,957	2006	2006	0	0	8.50	91.50	
Heated Area: 1394 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,896
TOTAL MARKET OB/XF VALUE		4,858
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,754
SOH/AGL Deduction		0
ASSESSED VALUE		242,754
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		242,754
TOTAL JUST VALUE		242,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18136	NEW CONSTR	2,000	10/01/2006
M12185	H/AC	0	10/01/2006
P11595	NEW CONSTR	0	10/01/2006
C18525	CO ISSUED	0	09/01/2006
R09719	REPAIR/RRF	5,000	09/01/2006
B18525	NEW CONSTR	126,588	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1744	3/06/2023	SW U		I	11	100
GRANTOR: HUDSON SFR PROPERTY H						
GRANTEE: HUDSON SFR PROPERTY						
2599/1861	10/14/2022	SW U		I	11	100
GRANTOR: HUDSON SFR PROPERTY						
GRANTEE: HUDSON SFR PROPERTY						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	50	16	SF	6.50	6.50	100	2006	2006	3	86	4,472	
2	0810	CONCRETE A	0	0	23	3	SF	6.50	6.50	100	2006	2006	3	86	386	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
96179 TIDAL BAY CT, YULEE	

BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N49 W17 FOP=[YR=2006] W13 S8 E13 N8S8W13 S44 D2 R2 E4 FOP=[YR=2006] E5 R1 U1 N6W4S5 L2 D2 S U2 R2 N5 E4 S2 E18S W18 S4 D1 L1 S16 E19S .	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								